

**HANSON PLANNING BOARD  
MINUTES OF THE PUBLIC MEETING OF FEBRUARY 27, 2017  
TOWN HALL, 542 LIBERTY STREET, HANSON, MA**

A meeting of the Hanson Planning Board was held on February 27, 2017 at the Hanson Town Hall, 542 Liberty Street, Hanson, MA. Members present were Chairman Joseph Weeks, Donald Ellis, Joseph Campbell and John Kemmett. Town Planner Laurie Muncy was present. Stephen Regan was absent.

A motion was made and seconded to take the meeting agenda out of order and review the minutes of February 13, 2017 later in the meeting.

At 7:05 PM a public hearing was called to order to review the proposed amendments to the Town of Hanson, County of Plymouth, Massachusetts Land Use Regulations Zoning Bylaw, **Section 6** by adding subsection **N Large-Scale Ground Mounted Solar Photovoltaic Installations** to designate requirements for as-of-right siting of renewable or alternative energy generating facilities, as set forth below; and also to amend the Town of Hanson, County of Plymouth, Massachusetts, Land Use Regulations Zoning By-law **Table of Contents** Section to reflect these amendments to the Zoning By-laws. This public hearing was advertised in the Hanson Express newspaper, by public hearing notice posted at the Hanson Town Hall and notification was sent to all abutting communities by US postal mailing.

The purpose of this proposed bylaw is to promote the creation of new large-scale ground mounted solar photovoltaic installations by providing standards for placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations.

Donald Ellis reviewed the proposed bylaw for content. The new draft is not dated. Donald Ellis was concerned with the minimum lot sizes for these uses. Don would like to see a minimum lot size of 3 acres in a Commercial Industrial Use District and 5 acres in a residential use district.

Site Plan Review: review by the site plan review authority is required to determine conformance with local zoning ordinance or bylaws. **After approval, any modification to the approved plan requires a review and approval by the Site Plan Review Authority.**

Minimum Lot Size: 5 acre minimum for residential districts, Resident A or AA and B John Kemmett made a motion to require a minimum lot size of 5 acres for all zoning districts. Joseph Campbell seconded the motion. The vote on the motion was 2-2. John Kemmett made a motion to amend his motion and require a minimum lot size of 5 acres for projects located within the Agricultural-Recreation, Residential A, Residential AA and Residential B zoning district. The minimum lot size shall be 4 acres for projects located within the Business, Commercial – Industrial and Flexible Use Zoning Districts. Joseph Campbell seconded the motion. The motion passed unanimously.

Fees: Donald Ellis made a motion to require application fees in the amount of \$1000. John Kemmett seconded the motion. The motion passed unanimously. Pending approval of the bylaw by Annual Town Meeting vote, the fee will be added to the fee structure section of the Rules and Regulations of the Planning Board. Joseph Campbell made a motion to amend the previous vote to include a minimum engineering review fee of \$1500 to review proposed Large Scale Ground Mounted Solar Photovoltaic projects. John Kemmett seconded the motion. The motion passed unanimously.

John Kemmett made a motion to amend the proposed by-law to read: The Site Plan Review Authority may waive or require additional documentary requirements as it deems appropriate. Joseph Campbell seconded the motion. The motion passed unanimously.

Donald Ellis made a motion to add the word "Written" to item #8 before the word evidence. Joseph Campbell seconded the motion. The motion passed unanimously.

Joseph Campbell made a motion to add language to section 9A first sentence. The proposed language would read: For large-scale ground mounted solar photovoltaic installations, front, side and rear setbacks from the property line shall be as follows: John Kemmett seconded the motion. The motion passed unanimously.

Joseph Campbell made a motion to include a definition for Setbacks which shall read: Setbacks: A setback shall be measured from the property line to the area of disturbance of the existing conditions for the purpose of constructing a solar facility. John Kemmett seconded the motion. The motion passed unanimously.

Donald Ellis made a motion to amend the section 10B signage to read as follows: Solar photovoltaic installations shall not be arranged or used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar photovol installation. John Kemmett seconded the motion. The motion passed unanimously.

Donald Ellis made a motion to amend section 11a to include the following statement: "Controlled access chain link fencing, a minimum of eight feet in height, shall be installed to prevent unauthorized access to the installation, including solar panels, appurtenant structures, equipment structures, storage facilities, transformers and substations and the like. A copy of the key to access to the installation or an alternate arrangement shall be provided to the Hanson Police and Fire Departments for emergency purposes." Joseph Campbell seconded the motion. The motion passed unanimously.

Joseph Campbell made a motion to accept the proposed Large-Scale Ground Mounted Solar Photovoltaic Installations bylaw with the proposed revisions for inclusion on the Annual Town Meeting Warrant. Donald Ellis seconded the motion. The motion passed unanimously.

The public hearing was closed at 8:04 PM.

At 8:05 PM the public hearing to review proposed amendments to the Town of Hanson, County of Plymouth, Massachusetts, Land Use Regulations **Zoning By-law, Section 7.B.** by adding subsection **7** to designate access requirements for driveways in excess of 150 feet in length that provide the principal means of vehicular access from a public street or right-of-way to a one or two family residential structure was called to order. This public hearing was advertised in the Hanson Express newspaper, by public hearing notice posted at the Hanson Town Hall and notification was sent to all abutting communities by US postal mailing.

The purpose of this bylaw is to identify the minimum access requirements for emergency vehicles (fire and ambulance) for one or two family dwellings located on deep parcels. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in the more rural areas, where response times may be longer. An ambulance or fire truck is wider, longer, and taller than a personal vehicle. Many of these vehicles have radio antennas and other equipment fastened to the roofs that can be damaged from low hanging tree limbs. In some cases, low hanging tree limbs may make it physically impossible for emergency vehicles to even reach a residence. Emergency vehicles must be able to safely enter and exit a property to prevent injury to inhabitants, first responders and emergency equipment.

Fire Chief Thompson approached the Board to review the proposed bylaw. Chief Thompson stated that the current draft reads: ***Driveways in excess of 250 feet in length shall have a turn-around. The turn-around must meet the minimum turning radius of 30 feet.*** Chief Thompson would like to request that section be amended to read: ***Driveways in excess of 250 feet in length shall be provided with an approved area for turning around fire apparatus.*** John Kemmett made a motion to accept the recommendation of the Fire Chief and revise the draft accordingly. Joseph Campbell seconded the motion. The motion passed unanimously.

There was some discussion between the Planning Board, the Town Planner and the Fire Chief regarding whether this proposal should be submitted as a town bylaw or as a Planning Board regulation. After discussion, it was determined that the town would be better protected with this proposal submitted as a bylaw for inclusion on the Warrant for Annual Town Meeting vote.

The public hearing was closed at 8:21 PM.

At 8:23 PM the continued public hearing for **Joanne Cameron** of Constitution Drive for an **Adequacy of Access Determination** was called to order. Ms. Cameron and her engineer Larry Silva were present.

John Kemmett stated that the abutting property driveway shown on Constitution Drive should not be shown because it is not legal. The structure faces Constitution and not Holly Ridge. The Board determined that this was an existing condition shown but not impacting this site. Larry

Silva approached the board to review the application. The applicant proposes to construct a 3 inch binder course and 1 ½ inch wearing course for a length of 162 feet on Constitution Drive to ensure adequate access to her property located at the intersection of Holly Ridge and Constitution Drive. The plan has been drawn to meet the requirement of the Board as it relates to the Adequacy of Access bylaw.

Mr. Silva located the manhole in the island that was covered over with asphalt and inspected the drainage system. The frame and grate of catch basin 1 has collapsed and needs to be reset during paving. John Kemmett asked should this catch basin be located outside of the road, should that be in the road. Larry Silva stated that manholes can be located there, it does not receive abuse. They were constructed with block construction and are in good shape. Hanson highway department knows where the structures are and are painted for locating. He was there when there was heavy snow melt and everything functions great and discharges in a northerly direction down Holly Ridge. On the rim closest to the lot being developed there were leaves that were cleared off. The catch basins will be protected during construction except the one that needs to be adjusted at the time of installation of pavement. Joseph Campbell asked if we would have town counsel review. Donald Ellis stated that the Board is working under the Adequacy of Access Bylaw; therefore we must adhere to the requirements of the bylaw. Mr. Campbell requests use of town council to determine the release of covenant. This plan brings the access to the lot up to compliance.

Donald Ellis made a motion to accept the plan as drawn. Joseph Campbell seconded the motion. The motion passed unanimously. The Board endorsed the approval documents for Adequacy of Access Determination for 0 Constitution Drive. A lot release from covenant will be prepared for endorsement at the next meeting of the Board.

John Kemmett made a motion to accept the minutes of **February 13, 2017** as typed. Joseph Campbell seconded the motion. The motion passed unanimously.

The meeting adjourned at 9:45 PM  
Respectfully submitted,

Laurie Muncy  
Town Planner/Conservation Agent